

Good Morning Senator Slossberg, Representative Morrin and members of the committee. My name is Jim Bucko I am the managing partner Riverhouse Properties and a resident of Haddam. I am here to offer testimony in support of Raised Bill # 1196 Section 14. Starting in 2005, my 3 partners and I developed 3 acres on Bridge Road into The

Riverhouse at Goodspeed Station which is one of the highest regarded banquet facilities in the state of Connecticut. We employed over a dozen construction/design companies and hundreds of construction workers, the majority were Connecticut companies. We opened our business in June of 2007 and at the present time we employ over 150 in our company and are the second largest tax payer in the town of Haddam. In addition to our company's employees we also employ several companies in the State such as Sysco food service, Fresh point produce, Apparel Plus linens, Connecticut Distributors Inc, Barton Brescome, Statewide meat and poultry, Gary's East Coast equipment, Gardner Electric and several other food and beverage suppliers as well as local trades.

We are active, highly regarded members of the largest chamber of commerce in the State, The Middlesex Chamber as well as a Strategic Partner for The Metro Hartford Alliance. We support organizations such as The CT State Troopers, Haddam, Deep River and Essex Fire Departments, local schools from the preschool to the high school level, American Red Cross which we have hosted blood drives for the past 3 years, The American Cancer Society as well as local breast cancer groups to name a few.

I provide you with this information so you can understand that we not only support our state and community but are regarded as true professionals in our business. Not only is our company philosophy healthy for our business it is healthy for our town and the State of CT. We provide the highest level of service, product and ambiance to our customers. Our customers are largely from CT but we also attract a large amount of our business from our neighboring States, Rhode Island, Massachusetts and New York.


If the land exchange was to happen it will provide us the foundation to start the exploration of developing the 17 acres into a well thought out, attractive business community that complies with the town's specification through Haddam's planning and zoning. If fully developed with an anchor tenant such as an entertainment venue, shops, hotel/inn, train station, etc the project could provide as many as 300 construction jobs as well as 400 permanent jobs. With a rough calculation of estimated potential revenue the State of CT could realize well over two million dollars in sales tax and the town over one

hundred thousand dollars in tax revenue. We see this project as the conduit between Haddam and East Haddam communities which would create one destination for both towns, comparing it to how Mystic is a destination made up of Groton and Stonington. I have mentioned all of the "development" side of the project but what also needs to be mentioned is the environmental side of the proposal. When was the last time the State was presented with an opportunity to grow tax revenues, provide brand new jobs that never existed before and preserve 5 times the amount of open space for the local communities and the residents of CT to enjoy?

I have provided you my testimony today to help the committee and everyone concerned with this exchange to understand this is a rare opportunity for the State economically and environmentally.

Thank you for your time and for the opportunity to speak to you today.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Bucko". The signature is fluid and cursive, with a large initial "J" and a stylized "Bucko".

Jim Bucko
Partner
Riverhouse Properties